

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
SEPTEMBER 27, 2021  
PR-2021-134031  
4512 AVENUE C**

## **PROPOSAL**

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Demolish a 1946 house.

## **ARCHITECTURE**

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One-story Minimal Traditional house clad in asbestos shingles. The house is side-gabled, with a partial-width, shed-roofed porch next to a small front-gabled wing. Windows are 8:8 and 6:6 double-hung wood sash.

## **RESEARCH**

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The house at 4512 Avenue C was briefly owned by a grocer, Robert Fannin, and then by a proprietor of two beauty shops, Seaborn Speir. During the historic period, the longest tenure was that of Conrad N. and Ercylee L. Voigt, who were first listed as renters in 1949 and subsequently as owners of the home. Conrad Voigt was an insurance agent. By 1964, the Voigts lived on Northridge Drive.

## **PROPERTY EVALUATION**

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The [Historic Building Survey Report for North Central Austin: West Campus, North University, Heritage, Bryker Woods, and North Hyde Park](#) (HHM, Inc., 2021) lists the property as contributing to a potential North Hyde Park Historic District, recommended as eligible for listing in the National Register of Historic Places and as a local historic district.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building retains a high degree of integrity. The survey notes a historic-age addition as the only modification.
- 3) Properties must meet two criteria for landmark designation (Land Development Code [§25-2-352](#)). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The house is a typical example of the Minimal Traditional style with limited modifications.
  - b. Historical association. The house does not appear to have any significant historical associations.
  - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

## **STAFF RECOMMENDATION**

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Release the permit upon completion of a City of Austin Documentation Package, consisting of 8 x 10" photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: PR 2021-134031

LOCATION: 4512 AVENUE C

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 292'



## PROPERTY INFORMATION

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### *Photos*



*HHM, Inc., Historic Building Survey Report for North Central Austin, 2019*



*Google Street View, 2021*



*Occupancy History*

City Directory Research, Historic Preservation Office, 2021

- 1959 Conrad N. Voigt, owner  
Occupation not listed
- 1957 Conrad N. and Ercylee L. Voight, owners  
Agent, American National Insurance
- 1955 Conrad N. and Ercylee L. Voight, owners  
Agent, American National Insurance
- 1952 Conrad N. and Ercylee L. Voight, owners  
Agent, American National Insurance
- 1949 Seaborn B. and Veritas G. Speir, owners  
Speir Beauty Shops
- Conrad N. and Ercyle Voight, renters  
Agent, American National Insurance
- 1947 Robert and Doye Fannin, owners  
Fannin Grocery
- 1944 Address not listed

*Historical Information*

*Spring is Here.....*



Have your hair styled  
for the hot days  
ahead by having a  
glamorous Radio wave  
with natural looking  
curls.



MR. S. B. SPEIR

## Speir Beauty Shops

SHOP NO. 1—116 East 9th  
Phone 8-7322

SHOP NO. 2—101 West 5th  
Phone 2-1626

*Advertisement for Speir Beauty Shops, The Austin American, 3/25/1951***CONRAD N. VOIGT**

Funeral for Conrad N. Voigt,  
59, of 1614 Northridge, will be  
Tuesday at 2 p.m. at  
Weed-Corley Funeral Home, Dr.  
Ralph Smith officiating. Burial  
will be in Capital Memorial  
Gardens. Voigt died Friday.

*Death notice for Conrad N. Voigt, The Austin Statesman, 10/11/1970*

*Building Permit, 1945*

## STORAGE

*Building Permit, 1961*

# WATER SERVICE PERMIT

Austin, Texas

No. B. 516

## INDEXED

Received of LEE P. BURNETTDate 3-27-46Address 4512 AVE. CAmount TWO & 50/100\$ 2.50Plumber NORTHSize of Tap 1/2"Date of Connection 3-27-46Size of Tap Made 3/4"Size Service Made 3/4"Size Main Tapped 6"From Front Prop. Line to Curb Cock 8'6"From S. Prop. Line to Curb Cock 10'Location of Meter CHABType of Box LOCKDepth of Main in St. 9'Depth of Service Line 2'6"From Curb Cock to Tap on Main 10'Checked by Engr. Dept. 71.0210-15-46

## INDEXED

Size

No. Fittings

Curb Cock 3/4" WATER DOWEL

Elbow

St. Elbow

Bushing

Reducer

12" Pipe 3/4" COP1" Lead Comp 3/4" COP

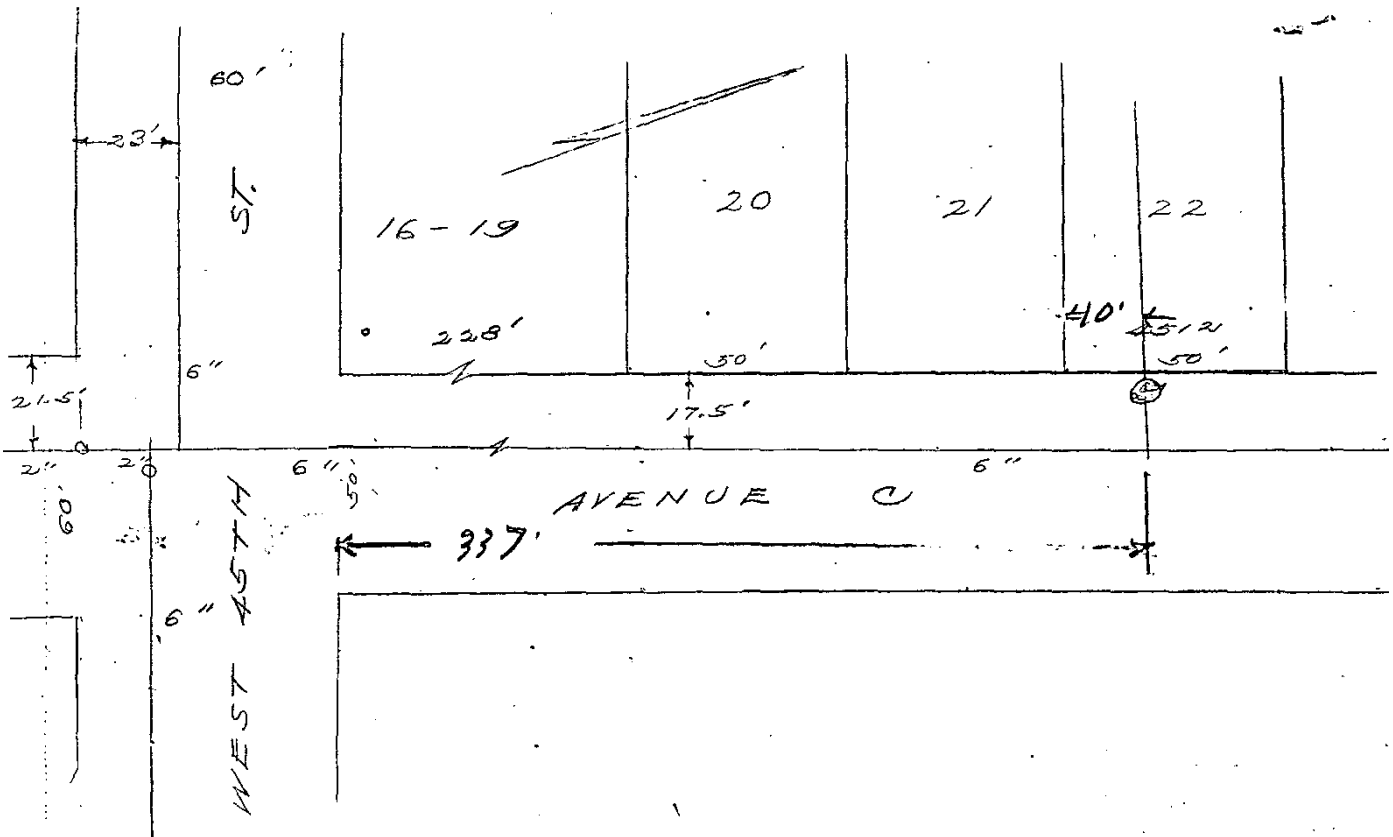
Nipples

Union

Plug

1" Tee 7/16" W.P.1" Stop 7/16" W.P.1" Box LOCK1" Lid LOCK

Valves

Job No. 41323-502Req. No. BENJON

Receipt No. 5689

Application for Sewer Connection

N<sup>o</sup> 20245AAustin, Texas, 3-28-4619 46

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

Lee Burkett

at

4512 Ave. C

Street,

further described as Lot 221Block 7

Outlot

Division

subdivision Hyde Park AnnexPlat 210which is to be used as a Res.In this place there are to be installed 5 fixtures.Plumbing Permit No. 219719

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'5'

at Man

Respectfully,

Sub Out

Connected

2' N of S L L

(Location)

Thomas J. NorthDate 4-8-46By CorpusNOTE: Connection Instructions 6" Sewer in Ave C + 5 ft. DeepMain 20 ft. W of E. R.

A.W.M.

27'-4" Cor Pipe  
 27'-4" Bend  
 1'-4" Deep Saddle  
 20' man hole

\$16.10

2.70  
 1.80  
 .20  
 12.40